

***Retail Commercial Unit
Available Immediately***

**FOR
LEASE**

AARON WEBB

Mobile: 774-238-0036

AWebb@comrealty.net

Commercial Realty Advisors

222 West Main Street, Hyannis, MA 02601

508-862-9000x4007



11 Enterprise Road
Unit 17

FOR LEASE

AREA

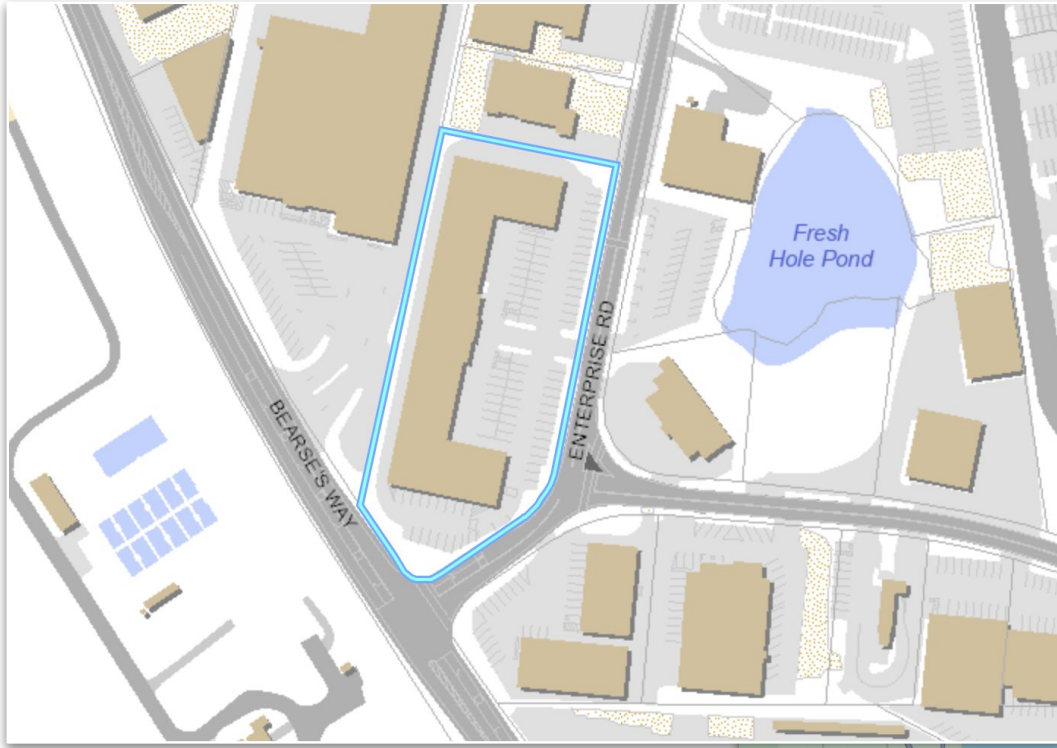
HYANNIS

\$19/SF NNN

±1,176 Sq. Ft.

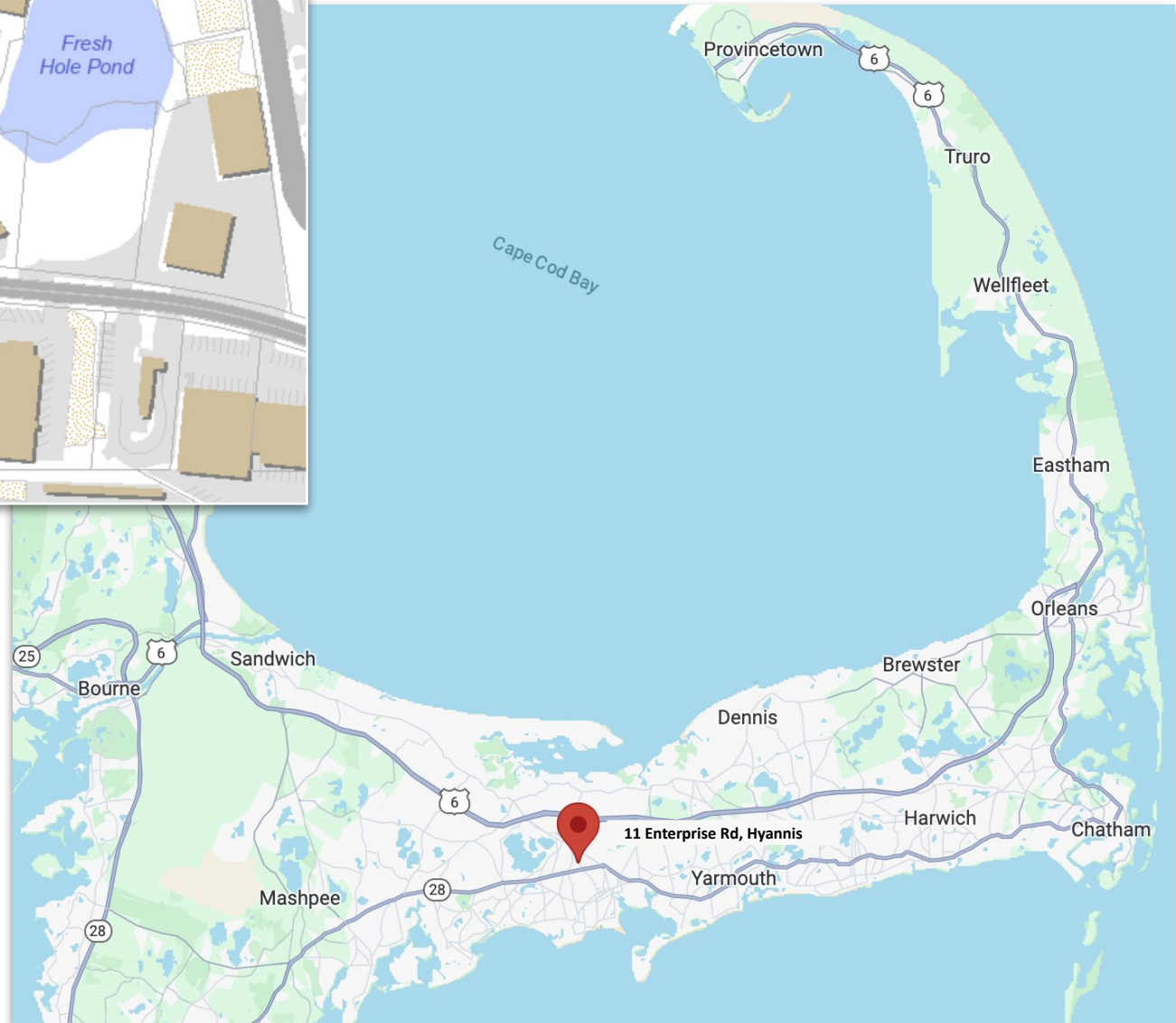
PROPERTY LOCATION

11 Enterprise Rd, Hyannis, MA 02601



PRIME LOCATION ON CAPE COD

11 Enterprise Road, Hyannis, MA is located within the town's business district. Its central location offers **quick access to Beares Way, Route 132, and is just 2.5 miles from MA-6**, making it easily accessible for customers from across Cape Cod and Southeastern Massachusetts.



PROPERTY SPECIFICATIONS

11 Enterprise Rd, Hyannis, MA 02601



ADDRESS 11 Enterprise Road Hyannis, MA 02601

ZONING Zone B / Groundwater Protection Overlay District

YEAR BUILT 1985

STORIES 1

UNIT UNIT 17

PARCEL NUMBER 293-004-10Q

TOTAL SIZE 1,176 SF

Features:

- **One (1) individual retail unit**, approximately **1,200± SF**
- Located within the **Groundwater Protection Overlay District – Zone B**
- **Dedicated utilities, private entrances, and 1 bathroom**
- **Shared paved parking lot** with direct access from Enterprise Road
- Large open training/studio area
- Dropped ceiling with recessed fluorescent lighting
- Central HVAC (forced hot air, gas heat)
- Storage area with shelving
- Ideal for retail, office, service, or showroom users

FOR LEASE: 11 Enterprise Road, Unit 17, Hyannis, MA

Executive Summary

±1,176 SF commercial condo available for lease within the established Enterprise Road business corridor in Hyannis. The space is built out with open floor area, making it ideal for fitness, studio, service, or specialty retail users. Unit 17 offers a clean, functional layout with existing interior improvements and strong accessibility.

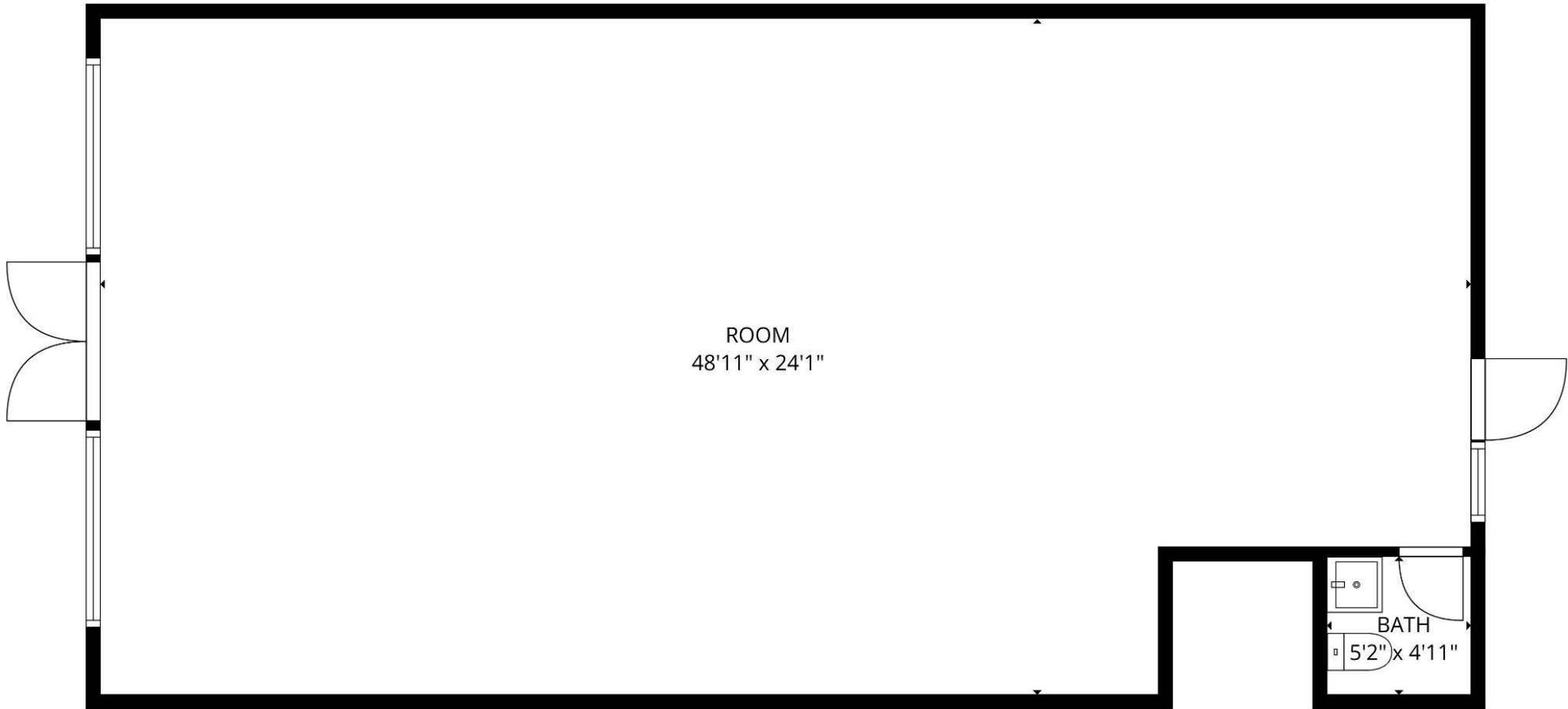
INTERIOR PICTURES

11 Enterprise Rd, Hyannis, MA 02601



FLOOR PLANS

11 Enterprise Rd, Hyannis, MA 02601



ROOM
48'11" x 24'1"

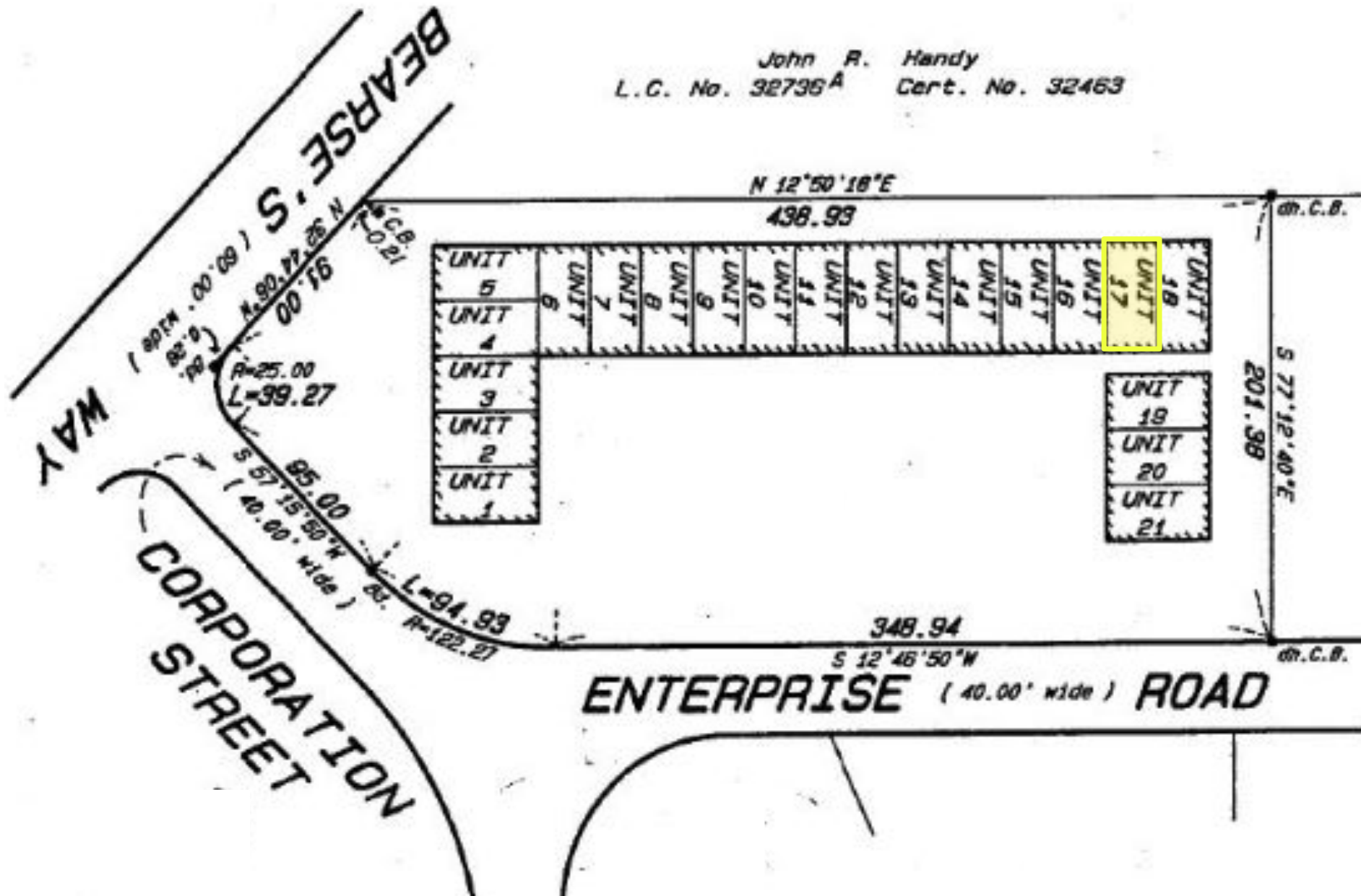
BATH
5'2" x 4'11"

TOTAL: 1148 sq. ft
1st floor: 1148 sq. ft
EXCLUDED AREAS: WALLS: 79 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SITE PLANS

11 Enterprise Rd, Hyannis, MA 02601



Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



SCAN THE QR
CODE TO VISIT
COMREALTY.NET!



**COMMERCIAL REALTY
ADVISORS, INC.**

222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295

